

Draft Capitol Planning Commission Minutes  
October 21, 2015  
Hoover Building, Level A, Conference Room 7  
(1:00 pm – 2:30 pm)

**Members Present:**

William Dikis, Chair	Scott Weiser, Vice-Chair	Elizabeth Isaacson
Janet Phipps, Director	Matt Anderson	Senator Matt McCoy
Senator Charles Schneider	Representative John Landon	Representative Dan Kelley

**Members Absent:**

Carol Grant

**Department of Administrative Services (DAS) Staff Present for All or Portions of the Meeting:**

Caleb Hunter, DAS	Barbara Bendon, DAS/GSE
Dave Heuton, DAS	Jennifer Moehlmann, DAS/GSE
Charlee Cross, DAS/GSE	Suzy Trotter, DAS/GSE
Tim Ryburn, DAS/GSE	Emily Narayan, DAS/GSE
Josh Herman, DAS/GSE	

**Others Present for All or Portions of the Meeting**

Mark Willemsen, Legislature	Theresa Kehoe, Legislature
Mary Cownie, Department of Cultural Affairs	Steve King, Department of Cultural Affairs
Susan Kloewer, Department of Cultural Affairs	Chris Kramer, Department of Cultural Affairs
Eric Johansen, Senate Republican Caucus	Russ Trimble, Senate Republican Caucus
Brittany Telk, House Republican Staff	Dave Reynolds, Legislative Services Agency
Jennifer Acton, Legislative Services Agency	Brian Brown, Elim Christian Fellowship
Michael Hurst, Elim Christian Fellowship	Rob Best, Principal Financial Group

**Call to Order and Introductions**

The meeting was called to order at 1:00 p.m. by Chair Bill Dikis, followed by roll call and introductions.

**Introductions and Welcome**

Eric Johansen from the Senate Republican Caucus introduced Hadi from Malaysia who is part of the American Council of Young Political Leaders. The Commission welcomed Hadi.

**Approval of Agenda**

**MOTION:** Scott Weiser made a motion to approve the agenda. Elizabeth Isaacson seconded the motion and it passed unanimously.

**Election of Chair and Vice-Chair**

Scott Weiser nominated Bill Dikis for Chair and Elizabeth Isaacson seconded the nomination. Elizabeth Isaacson nominated Scott Weiser for Vice Chair and Janet Phipps seconded the nomination. No other nominations were made and the nominations passed unanimously.

**Approval of Meeting Minutes for July 15, 2015 Meeting**

**MOTION:** Scott Weiser made a motion to approve the minutes. Elizabeth Isaacson seconded and the motion passed unanimously.

## **Updates**

### ***Historical Building Planning***

Mary Cownie, Director of the Department of Cultural Affairs (DCA), gave an update on the Historical Building planning. No funding was received for construction, but the RFP process regarding the selection of a Construction Manager, Architect, and a museum design team has been completed using funds designated for planning and design of the Historical Building. DCA has been working with the Ryan Companies, Neumann Monson, and HGA, a museum design firm partnered with Neumann Monson. DCA is working on the site space program to determine how much square footage is needed, what purpose will be served, and ensuring DCA can manage and operate the site within its budget. One of the biggest challenges is managing a 220,000 square foot building with a small budget and small staff.

The goal is to make the building more sustainable and to better serve Iowans. In addition, DCA is working specifically with Neumann Monson and the design team regarding a design that is not only sustainable, provides better access to the Capitol Complex, serves as an entrance to Iowa, and is more financially effective. The three key priorities are: 1) Connect 2) Preserve 3) Educate. The main concern regarding the Visitor Center is how the Historical Building can serve as a better orientation spot for visitors to the Capitol Complex. It is very close to I-235, located at the base of Capitol Building, and centrally located in downtown Des Moines. Working with different partners, the Center will integrate planning and design, focus on tourism, bring people to the Capitol Complex, and be reflective of all 99 counties.

Both legislators and citizens have expressed concern about the lack of attention to the historical collection that has been received over 157 years. Concern has also been expressed about the building's inadequate environment. The best part of the collection is in the basement. There is a desire to share the collection statewide and to display more of the collection.

DCA will request \$65 million again this session that will align with the design shown to the legislators and will be supplemented by donated funds. There will be a planning session on November 13<sup>th</sup> at the Historical Building at 1:00 pm and everyone is welcome to attend. This will be an opportunity where Neumann Monson and HGA are presenting conceptual designs and high level draft options. Attendees will be encouraged to comment, react, and ask questions about the presentation. If you are interested in attending, contact Jennifer Moehlmann.

Scott Weiser asked Ms. Cownie about her thoughts regarding the possibility of physical space added to the building for a Visitor Center. Ms. Cownie said DCA is currently working on the possibility with LSA and DAS.

Matt McCoy thanked Ms. Cownie for bringing this to the Commission and the thoughtful approach taken this year and said he is looking forward to the November 13<sup>th</sup> meeting. Senator McCoy stated we all want a better visitor experience to the Capitol and agreed with Scott Weiser that this is great opportunity. In terms of challenges, there are an enormous amount of artifacts, of which some are museum and some are not museum level quality. It is important to be able to right-size the collection. Senator McCoy also noted there are also a lot of challenges with digitization. It's an expensive process to preserve documents, to know what and why we're preserving, and what meaning they have. We need to be smart about how we approach it and not waste resources. Senator McCoy was optimistic about Ms. Cownie and her team making their case with the Legislature and that the Legislature will be receptive to the message.

Chair Bill Dikis noted a challenge for the design team will be how to move visitors around the Complex; transportation around the Complex needs to be addressed for the Visitor Center to work well. Ms. Cownie stated DCA is working closely with City of Des Moines as they play an important role in walkability and traffic and lane directions.

### ***Elim Christian Fellowship Offer***

Rob Best, Brian Brown, and Michael Hurst submitted a proposal to sell the Elim Christian Fellowship church property to the state. The church is located on Capitol Complex at 525 East 9<sup>th</sup> Street, at the Southeast corner of the intersection of East 9<sup>th</sup> and Des Moines Street. The church representatives expressed a desire to sell the church, relocate from the Capitol Complex and partner with/invest sale proceeds in an upgrade of the John R. Grubb YMCA. Rob Best noted that the acquisition of the church property is part of the Capitol Complex Master Plan. The church property currently has a tax assessment value of \$1.6 million and the asking price for the building is \$2.5 million. Elim representatives requested an agreement/letter of intent from the State now and the actual dollars to purchase the building could wait for a year or more; the letter would help raise funds from investors.

Chair Dikis thanked the Elim representatives for their presentation. Chair Dikis noted the Commission is a recommending body only and doesn't have the authority or ability to raise funds for a real estate purchase. Chair Dikis said this proposal does fall within the Master Plan intent, but that is a forty year window and we do not have a fund that is established and in place to draw upon to move forward; there would need to be legislative action to appropriate funds before an offer can be made.

Senator McCoy said Elim Church has been a great neighbor. Senator McCoy asked about the historical significance of the church building and whether there would be challenges if the plan was to demolish the building. Elim representatives noted various discussions have occurred with the State regarding the purchase of the church over the past ten years and that what happens to the building is secondary to the hope and the healing of their new plan. Rob Best said from a real estate perspective, he didn't think there was anything unique in the building or any historical relevance.

Senator Schneider asked if Elim Christian had shopped the property privately as well. Michael Hurst said they know that it is an option, but they think it is tailor-made for the State. If the State indicated it had no interest, Elim would look at other options.

Chair Dikis asked Senator McCoy what would be the next steps if this were to go forward. Senator McCoy noted that there had been a fund in the past for real estate acquisitions. Senator McCoy said we currently don't have that, but he thinks that should be reinstituted for opportunities that do become available. Senator McCoy said the Legislators rely heavily on DAS, DOM, and the Governor's recommendations. Senator McCoy noted the many beneficial aspects of the Elim proposal for both the State and the community. He stated it's a beautiful vision for that area and would love to see Elim succeed.

Chair Dikis inquired if the building has been evaluated for hazardous material. Mr. Hurst responded "yes," there are some there and that the building was built in 1956. Chair Dikis noted the State would have to think about the cost of demolition, and hazardous material removal in addition to the acquisition cost.

Janet Phipps noted that the corner property would round out Capitol Complex; where that falls in priority today will have to be evaluated as we go forward.

## **Committee Update**

### ***Master Plan Committee***

Scott Weiser reported the Master Plan Committee had two meetings and made recommendations to update the Master Plan. Chair Dikis reviewed the major items in the 2015 Master Plan update, including:

- Narrow the concept of the Court Avenue bridge contained in the 2010 Master Plan to a 20 to 24 foot wide pedestrian bridge with greenery. In doing so, the proposal is more affordable and appealing to the legislative process.
- Remove the comment on Page 56 regarding extending the south access to the Des Moines river.
- Remove proposal to relocate the Soldiers and Sailors Monument because it is too expensive.
- Change the reference in the Master Plan regarding the height of other buildings on the Capitol Complex compared to the “shoulder of the Capitol Building” to compare the buildings to the city datum elevation of the cornice on the four corners.

**MOTION:** Elizabeth Isaacson made a motion to approve recommended changes to the Master Plan. Chair Dikis seconded the motion and it passed unanimously.

### ***Site Features Committee***

Chair Dikis said two applications were received for monument initiatives and they were referred to the Site Features Committee. Jennifer Moehlmann summarized the applications: 1) Department of Veterans Affairs - a stone with a plaque to memorialize those who served in the Vietnam war and died later, 2) The National Society of the Colonial Dames of America would like a plaque. Director Phipps offered to email the applications to the Commission members.

## **Staff Reports/Project Updates**

### ***Annual Report***

Chair Dikis reviewed the draft Annual Report. Senator McCoy noted the wayfinding signage is badly needed. Senator McCoy asked if an analysis had been done to determine the overall impact of the 2% amount on the Capitol Complex. Charlee Cross stated the amount needed for the Capitol Complex is \$132 million for routine and major maintenance.

Director Phipps noted the Capitol Dome restoration project is new. Deterioration of interior bricks has been discovered and may require more immediate attention. Ms. Cross stated the situation is being assessed and engineering proposals are expected Monday.

Scott Weiser said parking near the Capitol is an important issue for him and asked how the budget figure of \$6.8 million was developed. Jennifer Moehlmann reported that there was a high-level estimate developed by Ryan Companies.

Senator McCoy stated he thought Wallace Building issues should have been addressed before the Historical Building Museum. He believes it will be difficult for the Legislature to address a \$65 million appropriation request without doing extensive work on the Wallace Building.

**MOTION:** Scott Weiser made a motion to approve the annual report. Elizabeth Isaacson seconded the motion and the motion passed unanimously.

### ***Legislative Update***

Caleb Hunter reported that the Revenue Estimating Council convened last week and revenue projections for FY16 and FY17 were lowered. As far as the Governor’s budget is concerned, it will be

based on the council's results and the budget will be released during the first week of the legislative session.

### ***Construction Update***

#### ***Ola Babcock Miller Entryway Stone Replacement***

Tim Ryburn reported the stone from Iowa is the right quarry, however they still need to determine if there is enough stone available.

#### ***Mercy Annex and 1025 Des Moines St.***

Tim Ryburn reported the demolition project is complete.

#### ***Parking Ramp Repairs***

Tim Ryburn reported the parking ramp northwest stair enclosure project is complete.

#### ***Capitol West Steps and Landings Repair***

Tim Ryburn reported there is a temporary fix for water coming in on the west side. It will take longer to fix permanently; work will start again after the end of session.

#### ***IWD Steam Pipe Replacement***

Tim Ryburn reported the IWD Steam Pipe project is complete.

#### ***Court Avenue South Hillside Repair***

Tim Ryburn reported the hillside slid and the project is being evaluated by an outside firm. Charlee Cross reported that the City of Des Moines had agreed to close the sidewalk. Director Phipps noted that water continues to seep out of the hill onto the sidewalk and presents a hazard.

### ***Capitol Complex Events***

Suzy Trotter reviewed the list of events on Capitol Complex. For more information regarding Capitol Complex Events and reservation forms, please visit the DAS website at [www.das.iowa.gov](http://www.das.iowa.gov). Suzy Trotter asked the Commission if they would like the list of specific events, or just have a summary of events. The Commission agreed to try a summary. Senator McCoy said he received feedback from people who have booked events and they said that DAS staff were amazing and everything went very smoothly and it was an easy process.

Director Phipps informed the Commission there were mobile food vendors on Complex north of the Lucas Building over the summer. The program started in July and will end October 31<sup>st</sup> and then food vendors are expected to return to the Complex in April 2016.

Scott Weiser asked who is responsible for reserving the Capitol Rotunda. Suzy Trotter stated she is the primary contact person to make sure that folks using a public area, which is the rotunda, are informed of the rules. People reserving the space receive a letter outlining all the rules. Senator McCoy noted that it is a workplace and the chants are disruptive and disrespectful of other constituents who are there to speak. Director Phipps advised Post 16 is called for enforcement should anyone become unruly, but we will continue to remind those reserving the Capitol about the rules.

### **Adjourn**

Elizabeth Isaacson made a motion to adjourn. Senator McCoy seconded and the motion passed unanimously. Meeting adjourned at 2:30.